



## *Community Development Department*

**RENAISSANCE ZONE AUTHORITY  
MEETING AGENDA  
June 21, 2016**

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City-County Office Building	4:00 p.m.	David J. Blackstead Meeting Room
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**1. Call to Order**

**2. May 17, 2016 Minutes**

**3. Renaissance Zone Projects**

- a. Request of The Starving Rooster, LLC for designation of the lease of space in the building at 512 East Main Avenue as a Renaissance Zone project. The property is owned by Gulch Holdings II, LLC and is legally described as Lots 11-12, Block 46, Original Plat

**4. Downtown Design Review**

- a. Review of final design for 100 West Main Avenue – MetroPlains Management, LLC  
*(continued from previous meeting)*

**5. Downtown Update Provided by the Downtowners Association**

**6. Other Business**

- a. Resignation of Jeff Ubl and discussion about possible replacement
- b. Recap of Downtown Design Review approval for 303 N. 4<sup>th</sup> Street façade improvements – Kyle Holwagner

**7. Adjourn – Next regular meeting is scheduled for Tuesday, July 19, 2016.**

**Attached:**

*Renaissance Zone Project Status Spreadsheet*

*CORE Incentive Grant Program Project Status Spreadsheet*





**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
May 17, 2016**

The Bismarck Renaissance Zone Authority met on May 17, 2016 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Josh Askvig, Chuck Huber, George Keiser, Todd Van Orman, and Chairman Walth.

Authority members Jim Christianson and Jeff Ubl were absent.

Technical Advisors Bruce Whittey and Steph Smith were present.

Staff members present were Kim Lee (Planning Manager), Daniel Nairn (Planner), Carl Hokenstad (Community Development Director), Brady Blaskowski (Building Official), Charlie Whitman (City Attorney), Sandra Bogaczyk (Office Assistant), Jason Tomanek (Assistant Administrator).

Guests present were Kate Herzog and Madison Cermak of the Downtowners, and Brian Carlson of JLG Architects.

**CALL TO ORDER**

Chairman Walth called the meeting to order at 4:00 p.m.

**MINUTES**

The April 19, 2016 meeting minutes were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Van Orman to approve the minutes of the April 19, 2016 meeting as distributed. The motion passed unanimously with members Askvig, Huber, Keiser, Van Orman, and Chairman Walth voting in favor.

**DOWNTOWN DESIGN REVIEW -**

**100 WEST MAIN AVENUE**

Ms. Smith, who is an acting advisor for the project, abstained from commenting. Ms. Lee stated that the 100 West Main Avenue project was designated as a Renaissance Zone project by the Board of City Commissioners on September 22, 2015. One of the conditions of that designation was “the final design of the facility is submitted for review and approval by the Downtown Design Review Committee to ensure compliance with the Downtown Design



Review Regulations and the requirements of the DC – Downtown Core zoning district.” Ms. Lee referred to memorandum dated May 13, 2016 which stated two remaining concerns; the first being that the sunroom portion of the design is only one story in height, as the minimum height in the Downtown Core zoning district is two stories or 20 feet (see Section 14-04-21.1 (3)(g) of the City Code of Ordinances). Ms. Lee continued that the other concern was the use of lap siding on the building, because the use of materials typically found on residential dwellings is not allowed in the Downtown Core zoning district (see Section 14-04-21.1 (4)(g) of the City Code of Ordinances). A copy of the Downtown Core zoning district provisions was referenced and an attempt to resolve the issues was made with the architects and Mr. Whittey prior to meeting.

Ms. Lee continued that staff was also concerned about the absence of a landscaping plan for this particular project, but all parties have already begun developing the landscape plan.

Mr. Carlson, representing the applicant, gave an overview and handed out drafts of the project describing building materials and uses. After showing building perspectives and proposed building materials, Mr. Carlson stated that at ground level various community spaces in the 30-unit senior living apartment building being built by Metro Plains will include a lobby, game room, sunroom, and chapel. He also stated that a leasing office is also proposed, and a parking lot partially exposed and partially underneath the building was described.

Mr. Carlson continued explaining that masonry will be used to the height of 12 feet on both right of way sides of the building using 4 by 12 inch utility brick. He stated that on the first level there will be an alcove seating used as a streetscape transition including a planting area at the entrance of the building. Mr. Carlson stated that the siding materials will be a white cement board panel or Nichiha will create a custom off-white color, and he distributed a material sample to Authority members. Mr. Carlson continued that the dark color, currently proposed to be lap siding, then wraps around the sides and back of the building. Mr. Carlson asked for consideration in using the lap siding for economic and textural design reasons. He continued that there will be powder-coated silver aluminum deck system balconettes on the façade just 18 inches deep which could hold one person and plants.

Mr. Keiser asked what the City’s concern was with using lap siding. Ms. Lee responded that the ordinance does not allow the materials use as stated by the Downtown Design Standards, quoting Section 14-04-21.1(4)(g) of the City Code of Ordinances stating that materials typically found on residential dwellings are specifically prohibited as the primary exterior finish in downtown buildings. There was a general consensus that lap siding is used for residential treatments. Mr. Whittey continued that the Authority hopes that an alternative to lap siding can be presented, although it is understood that the different textures are complementary. Mr. Carlson mentioned a dutch panel alternative tongue-and-groove system with 5-inch and 8-inch alternating patterns.

Mr. Whittey asked if a metal product was considered. Mr. Carlson stated yes, but that the budget may not allow it and the owner did not think that metal was aesthetically pleasing. If metal were used, a pre-finished color would be used and a new budget created. Mr. Walth



pointed out the large expanse of the building and street profile that the lap siding is proposed for.

Mr. Carlson mentioned another option is to use a flat panel in lieu of the lap siding but lamented that with that application the façade becomes less contrasting and more uniform in texture. Mr. Huber thought that it appeared more commercial. Mr. Walth asked in what measurements the flat panels were available. Mr. Carlson responded that the flat panels come in 4 by 10 sheets which could be cut to provide for more dimensional options. Mr. Carlson suggested that if lap siding were to be limited then the horizontal dark bands could be maintained with the 5-inch exposure siding while the larger wider bands could be a smooth lap incorporating some of that texture to the outside.

Mr. Askvig stated that using lap siding suggests an incongruence with the downtown sense of place. He also mentioned that creating a relationship with the neighboring Eggers building is not an objective since that building was re-positioned to preserve it, not for design reasons.

Mr. Keiser objected to the large amount of surface colored such a particularly dark color and mentioned the Authority's disfavor of having such a monolithic expanse of dark color. Mr. Keiser mentioned that the Authority would not be inclined to approve the use of any lap siding on the building.

Mr. Walth also stated that the Dutch siding was too much like a lap siding. There was a consensus that lap siding was not an appropriate building material.

Mr. Askvig asked why the sunroom does not match the height of the Eggers building. Mr. Carlson stated that the sunroom is lower than the rest of the building for a few reasons. One issue is that structurally a snow load may not meet standards joining with the Eggers building. Secondly, the Eggers' building roof drains directly onto this property.

Mr. Askvig requested that a parapet be created, even if in sightline only, to match the Egger's building to create a more seamless and clean building transition. Mr. Carlson answered that the intention is to create a relationship with the Eggers building and asked if the Authority preferred matching the lower Eggers' building side wall or the front parapet wall of the building.

Chairman Walth questioned the assessed snow load requirement on the Eggers building and asked what the sunroom dimensions are. Mr. Carlson stated that the sunroom is 22 feet by 14 feet. Chairman Walth asked why the sunroom could not be brought to the height of the Eggers' building parapet. Mr. Carlson stated that he would have to defer to an engineer on the issue of snow load. Mr. Carlson stated that the drainage on that side of the building must be resolved concerning wall height, gutter placement and drainage effects. Mr. Carlson stated that gutter drainage should go south to the street drainage with a new drain created, and north to the parking lot drainage. He continued stating that some drainage would be tied into the Eggers gutters and drained below grade into the city's system and there is no drainage drop within the 22 feet length of the sunroom. Chairman Walth stated that it is not understood,



therefore, why the sunroom cannot be at a higher, more appropriate, sight line. Mr. Carlson stated that a waterproofing system would have to be re-engineered between the two buildings since the Eggers' building drainage system cannot be tied into with a matching roof line.

Mr. Whittey suggested that the roof be redone so a different type of drainage system could be created.

Mr. Carlson stated that he would not be comfortable placing a pitched roof against another pitched roof and that the roof pitch would have to be altered if it were to match the Eggers wall height. Chairman Walth and Mr. Whittey deferred, then, to Mr. Askvig's suggestion, and clarified by Ms. Lee that matching the Eggers' parapet height seemed the most appropriate course of action. Mr. Carlson stated his understanding of this request.

Mr. Whittey reminded the Authority that the building is set back from the property line by one foot to four feet in certain location along the façade. There was a consensus that the setback seemed appropriate in that it creates a more distinctive building and creates a better streetscape, especially when the landscape plan is reviewed.

Mr. Tomanek asked for clarification about the gap between the two buildings. Mr. Carlson explained that although the buildings will not be touching, there will be a building material used so that from the street there will not appear to be a gap between the buildings.

Ms. Lee mentioned that an encroachment agreement between Metro Plains and the City of Bismarck will have to be signed for the construction of the balconies adjacent to the rights-of-way.

Mr. Keiser asked if the Authority could get a new rendering before suggesting a vote on acceptance of the building elevations.

Mr. Carlson stated that the builders are ready to start once the landscape plan is approved. Ms. Lee asked if the Authority was comfortable approving with conditions before the next meeting. Mr. Askvig emphasized that he would be comfortable approving the start of construction if a few items are understood as a condition to approving the entire project; that a new exterior rendering and materials, not including lap siding, are presented and approved by the Authority before any materials are applied; that a landscape plan is approved; and that the parapet on the sunroom matches the Eggers' roof line. Ms. Lee suggested that the materials review could take place at the next Renaissance Zone Authority meeting so that construction will not be delayed entirely by another month.

**MOTION:** A motion was made by Mr. Askvig and seconded by Mr. Keiser to approve the building plan with the conditions that a new exterior rendering and materials, not including lap siding, are presented and approved by the Authority before any materials are applied; a landscape plan is approved; and the parapet on the sunroom matches the Eggers' roof line. The motion passed unanimously with



members Askvig, Huber, Keiser, Van Orman, and Chairman Walth voting in favor with conditions.

### **RENAISSANCE ZONE PROGRAM STATE EXTENSION - Update**

Drawing attention to the May 5, 2016 letter from the State of North Dakota Commerce Commissioner, Ms. Lee mentioned that the State of North Dakota has not granted the 5-year Renaissance Zone designation extension but did approve an extension of the program through August 1, 2017 in order to provide the State legislature with an opportunity to clarify the definition of “evidence of community support,” given that it is the first time in the 17-year history of the Renaissance Zone program when a county has opposed the program.

Chairman Walth stated his concern that projects begun within the extension period, but completed after August 1, 2017 will have their funding revoked. Mr. Tomanek stated that Rikki Roehrich of the State Commerce Department informed him that since exemptions begin after construction of a project is complete that no project will receive Renaissance Zone exemptions or benefits if completed after the MOA (Memorandum of Agreement) date of August 1, 2017. Mr. Tomanek conceded that the information was, however, the interpretation of a staff member, not the Director of the North Dakota Department of Commerce. Chairman Walth stated that the Authority needs clarification. Mr. Keiser mentioned that the State Legislature enforces policy changes August 1<sup>st</sup>.

Mr. Askvig questioned if the Renaissance Zone program did expire and was then reauthorized, would blocks currently designated as part of the Renaissance Zone be able to be included in a re-authorized zone. Mr. Keiser clarified that the City would not be applying for a renewal, but rather applying for a new zone.

### **DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

Ms. Herzog stated that the narrowing and re-striping of Main Avenue should be completed by July 1, 2016. Informational sessions will be held for Downtowner members and property owners. Ms. Herzog addressed speculative safety issues concerning changing from a 4-lane to a 3-lane road with a statement from the Federal Highway Administration stating that crashes are reduced between 19% and 47%, and the severity of crashes are reduced due to improved turning-lane sight lines. SRF Consulting will be monitoring the project. Ms. Herzog continued that it also makes the street more walkable.

Mr. Walth asked where it starts to where it ends. Ms. Herzog stated from Washington Street to 6<sup>th</sup> Street. Main Avenue business owners have shown a lot of support for the project.

### **OTHER BUSINESS**

Mr. Nairn stated that Kyle Holwanger, owner of 303 North 4<sup>th</sup> Street, is constructing a façade improvement where the present brick will remain but the awnings will be made of metal to look like wood, and the windows and doors will be replaced. The new windows will be



transparent windows for a possible retail use, and it appears that the current three doors would be reduced to two doors. Dakota Media Access and MAYO Health Mart would remain as tenants for at least the remainder of their lease. Exterior material suggested on the lower portion of the north wall is a spray limestone which is not EFES but a hard surface. A slate charcoal color was chosen.

Mr. Askvig suggested that the request be continued to next meeting since there was a question about the drawings showing the new 2-door façade, and the darkness of the color choice is also problematic. He stated that he did not have major concerns about the design, but needed more information.

Ms. Smith also wanted to see a materials sample.

Mr. Keiser asked if this project required a landscape plan. Mr. Tomanek stated that it is strictly a Downtown Design Review project so a landscape plan is not required, although it could be asked of the owner.

Mr. Walth asked if the building canopy will need a variance. Ms. Lee stated that staff would provide an answer at the next meeting.

## **ADJOURNMENT**

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:07 p.m.

Respectfully Submitted,

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Sandra Bogaczyk  
Recording Secretary

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Curt Walth  
Chairman





## STAFF REPORT

City of Bismarck  
Community Development Department  
Planning Division

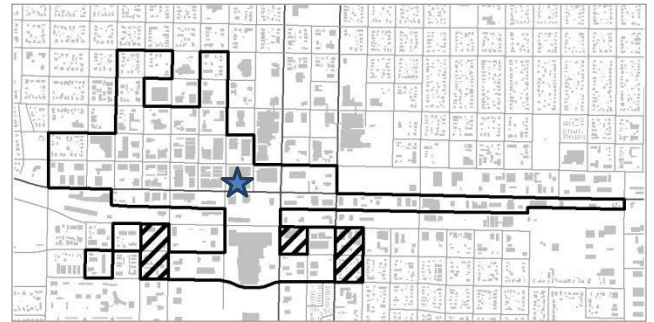
Agenda Item # 3  
June 21, 2016

### Application for: Renaissance Zone Designation

TRAKiT Project ID: RZ2016-001

#### Project Summary

<i>Title:</i>	The Starving Rooster, LLC
<i>Project Type:</i>	Lease
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s):</i>	FMI Restaurants
<i>Owner(s):</i>	Gulch Holdings II, LLC
<i>Project Description:</i>	The Starving Rooster is a restaurant with bar that opened in 2014 in Minot, and the Bismarck restaurant would be the second location. The project includes \$600,000 in leasehold improvements to the interior, including use of re-purposed wood for tables and the bar.



*Street Address:* 512 East Main Avenue

*Legal Description:* Lot 1, Block 48, Original Plat

*RZ Block Number:* 21

#### Project Information

<i>Parcel Size:</i>	6,545 square feet	<i>Building Floor Area:</i>	3,350 square feet	<i>Estimated Property Tax Benefit:</i>	N/A
<i>Lease Area:</i>	3,350 Square feet	<i>Certificate of Good Standing:</i>	Received	<i>Estimated Income Tax Benefit:</i>	\$25,000 over five years

#### Project Review Guidelines

<i>High Priority Land Use:</i>	Yes – restaurant/mixed use	<i>Targeted Area:</i>	Yes – Vacant Space	<i>Public Space/Design:</i>	N/A
<i>Capital Investment:</i>	\$600,000	<i>New Expanding Business:</i>	Yes – New Business	<i>Historic Property:</i>	N/A

#### Findings

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for a new business locating in downtown Bismarck.
3. The applicant would be occupying space in a previously renovated building that has been designated as a Renaissance Zone project; therefore an investment by the applicant is not required. However, the applicant has indicated that approximately \$600,000 would be spent on the build-out of the space.

(continued)



4. The project completion is projected for the Fall of 2016.

business location for five years beginning with the date of occupancy.

**Staff Recommendation**

Based on the above findings, staff recommends approval of the designation of the lease of 3,350 square feet at 512 East Main Avenue by The Starving Rooster as a Renaissance Zone project, with an exemption from state tax on income derived from the

**Attachments**

1. Renaissance Zone Criteria Scoring Sheet
2. Location Map
3. Main Floor Plan

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*Staff report prepared by:* Daniel Nairn, AICP  
701-355-1854 | [dnairn@bismarcknd.gov](mailto:dnairn@bismarcknd.gov)



## Renaissance Zone Criteria Project Scoring Sheet

<b>Title:</b>	The Starving Rooster, LLC	<b>Current Valuation:</b>	N/A
<b>Project Type:</b>	Lease	<b>Proposed Capital Investment:</b>	\$600,000

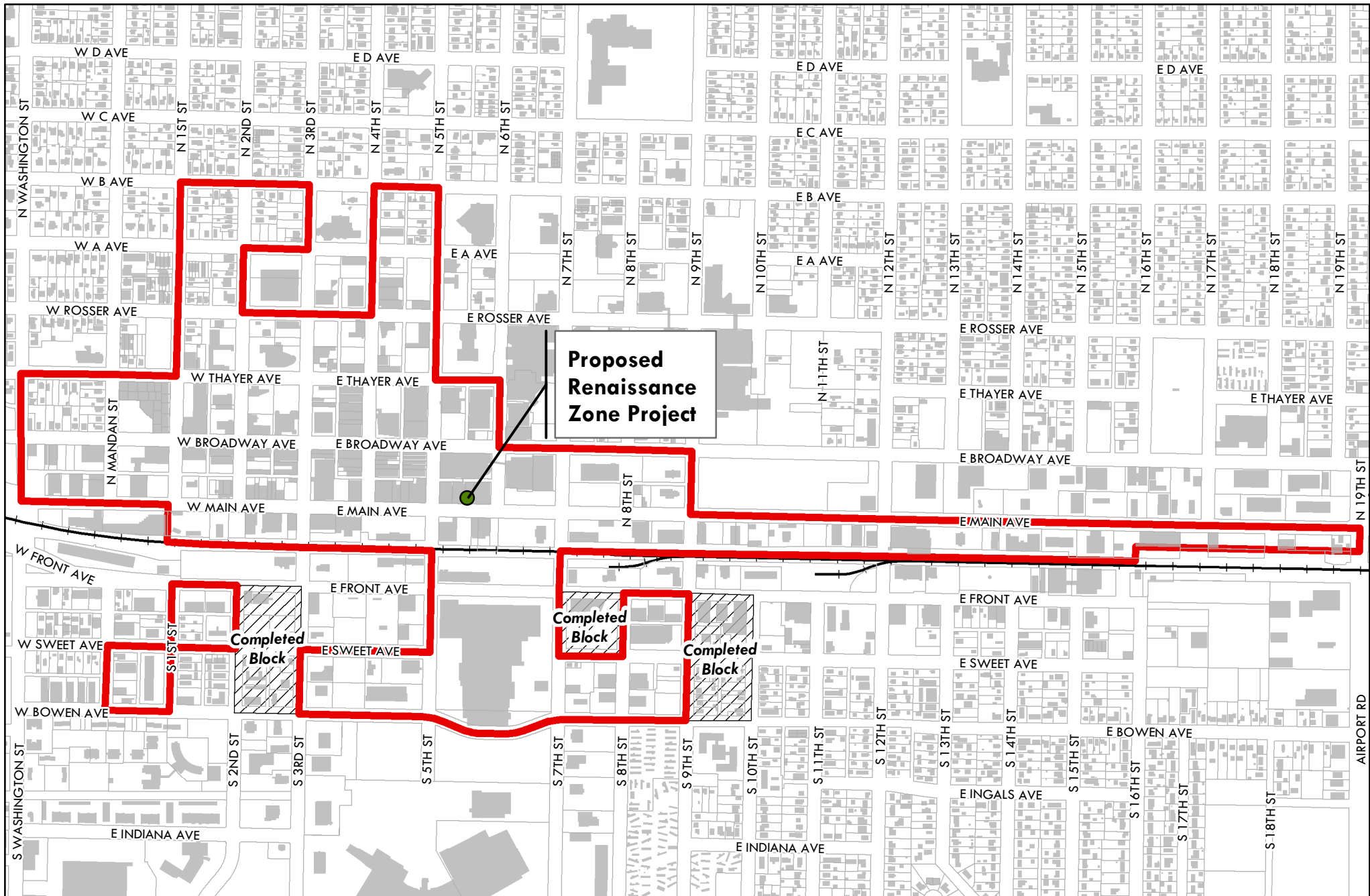
Minimum Criteria for Proposals Involving a Commercial Lease:		Possible Points	Staff Rating
1	Project consistent with the Renaissance Zone Development Plan, specifically:  <b>A1:</b> Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions.  <b>A2:</b> Promote continued support for redevelopment activities in the Zone.  <b>A3:</b> Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year.  <b>D1:</b> Reinforce emerging entertainment, medical, office/service and retail districts with compatible land uses.  <b>D2:</b> Concentrate redevelopment in the Zone.	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least \$30 per square foot in improvements	10	10
<b>Subtotal</b>		<b>40</b>	<b>40</b>

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> <li>Primary sector business</li> <li>Active commercial, specialty retail and/or destination commercial</li> <li>Mixed use development</li> <li>Residential units, including single or multi-family units</li> </ul>	15	15
2	Capital Investment <ul style="list-style-type: none"> <li>Consideration for level of capital investment (either by owner or lessee)</li> </ul>	15	15
3	Targeted Area <ul style="list-style-type: none"> <li>Parcels that have been vacant or underutilized for an extended period</li> <li>Parcels specifically targeted for clearance</li> </ul>	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> <li>Relocation from within the downtown area (may not be eligible)</li> <li>Relocation from a community outside Bismarck area (may not be eligible)</li> <li>Maintaining existing business in the downtown area or expanding business</li> </ul>	15	15
<b>Subtotal</b>		<b>60</b>	<b>60</b>
<b>TOTAL</b>		<b>100</b>	<b>100</b>

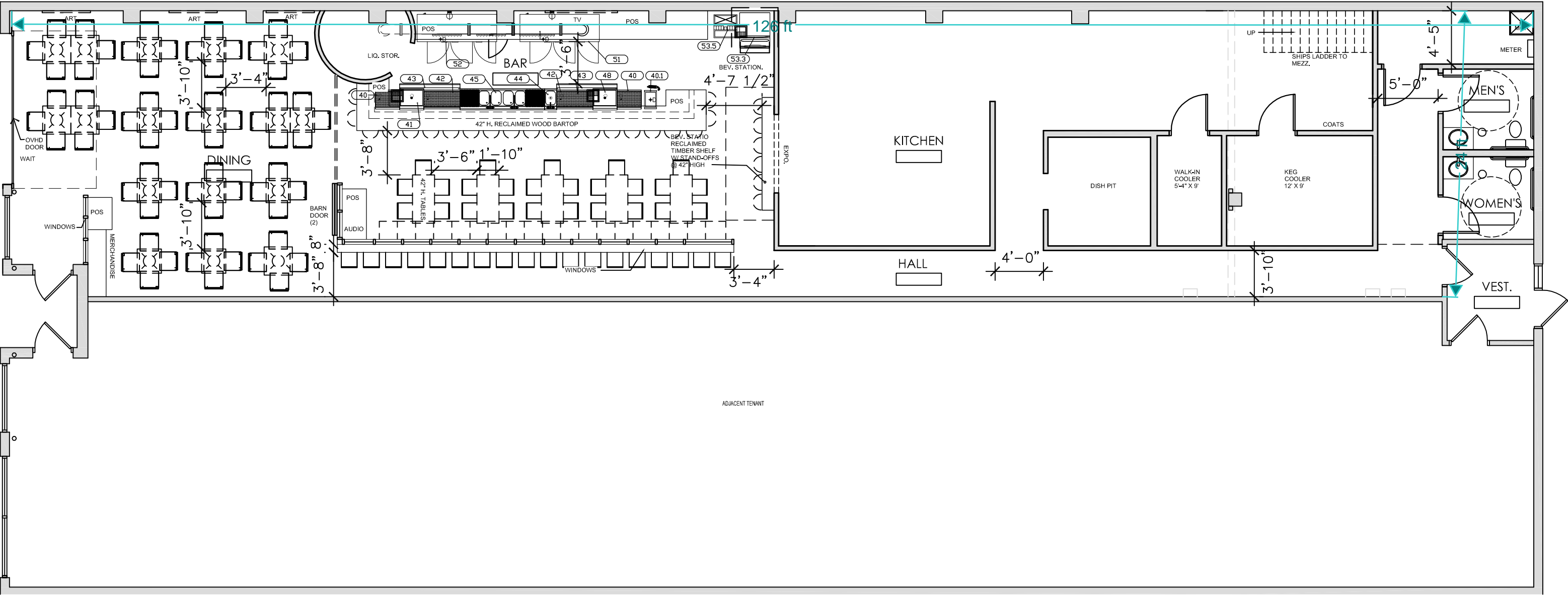
Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> <li>Incorporation of civic or public spaces</li> <li>Demonstrated commitment to strengthen pedestrian connections</li> <li>Attention to streetscape amenities and landscaping</li> <li>Attention to design and visual appearance</li> </ul>	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> <li>Within the downtown historic district</li> <li>Contributing or non-contributing</li> <li>Historic preservation component</li> </ul>	10	0
<b>Subtotal</b>		<b>20</b>	<b>0</b>
<b>TOTAL</b>		<b>120</b>	<b>100</b>



# 512 East Main Avenue - Lease







**MAIN FLOOR PLAN - OPTION D**  
SCALE: 1/8" = 1'-0"



2534 SO. UNIVERSITY DR  
FARGO, ND 58103  
701.478.4600

STARVING ROOSTER  
BISMARCK

PROJECT #1612

DATE 3-24-16

FLOOR  
PLAN

1





## *Community Development Department*

### MEMORANDUM

TO: Chairman Walth and Renaissance Zone Authority

FROM: Daniel Nairn, AICP, Planner

DATE: June 15, 2016

RE: Downtown Design Review – Second Review of Final Design for 100 West Main Avenue

The purpose of this memo is to provide updated background information relating to the Downtown Design Review process for the final design of the project at 100 West Main Avenue. The Renaissance Zone Authority discussed the design proposal during your May 17, 2016 meeting, and the board moved to conditionally approve the project, which allows the applicant to begin construction on the foundation and then return to the Authority to resolve the conditions before finished materials are applied and landscaping is installed.

The following conditions were including in the motion, followed by the current status regarding each condition:

**1. New exterior rendering and materials that do not include lap siding are presented and approved by the Renaissance Zone Authority.**

An updated elevation drawing showing a new proposal for the siding materials is included in your packet. The architect is still working with the applicant on a final color scheme, but this is anticipated to be presented at the meeting.

**2. A landscape plan is approved by the Renaissance Zone Authority.**

A landscape plan showing street trees is included in your packet. The small landscaped enclaves on the property are not included in this plan, but the applicant has provided a narrative description of the plantings proposed for these areas.

**3. The parapet on the single-story portion of the building matches the sunroom roof line.**

The parapet is depicted in the submitted elevation drawings.

This project was designated as a Renaissance Zone project by the Board of City Commissioners on September 22, 2015. One of the conditions of that designations was “the final design of the facility is submitted for review and approval by the Downtown Design Review Committee to ensure compliance with the Downtown Design Review Regulations and the requirements of the DC – Downtown Core zoning district.”







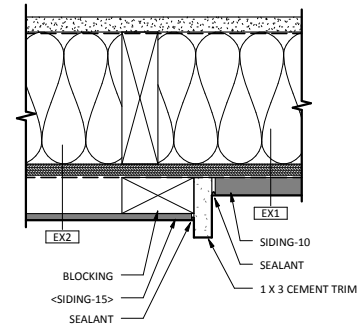
Grand Forks  
124 North Third Street  
Grand Forks, ND 58203  
phone 701.746.1727  
facsimile 701.746.1702  
www.jlgarchitects.com  
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### SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - FACE BRICK
RAIL-1	05 5100 - RAILING
SIDING-15	07 4646 - FIBER CEMENT VERTICAL SIDING
SMF-1	07 6200 - PREFINISHED GALVANIZED STEEL FLASHING

### EXTERIOR ELEVATION KEYNOTES

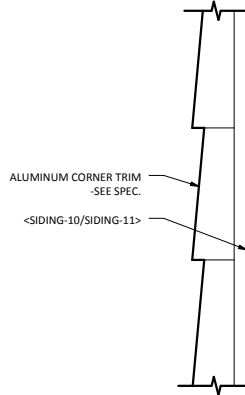
1	CORNER TRIM - SEE DETAIL 5/A301
2	BALCONY TYPE 'A'
3	BALCONY TYPE 'B'
4	BALCONY TYPE 'C'
5	1X3 FIBER CEMENT TRIM, ALL SIDES - SEE DETAIL 6/A301



### 6 SPANDREL DETAIL

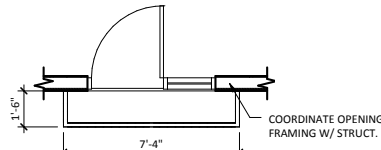
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No.	Description	Date
1	ADD#1	04.12.2016
3	ASI #1	06.14.2016



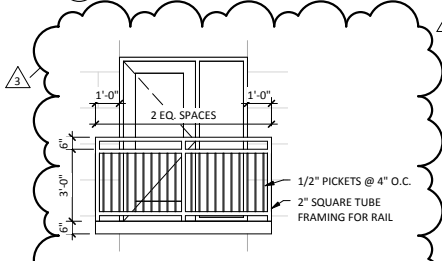
### 5 CORNER DETAIL

SCALE: 3" = 1'-0"



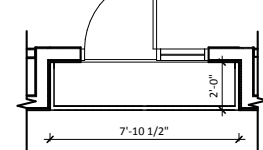
### 4 BALCONY 'A' PLAN

SCALE: 1/4" = 1'-0"



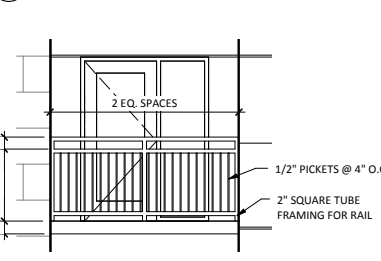
### 3 BALCONY 'A' FRONT

SCALE: 1/4" = 1'-0"



### 8 BALCONY 'D' PLAN

SCALE: 1/4" = 1'-0"



### 7 BALCONY 'D' FRONT

SCALE: 1/4" = 1'-0"



### 1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



### 2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

6/14/2016  
1:13:57 PM

100 West Main Limited Partnership  
**100 WEST MAIN**  
Bismarck, North Dakota

DATE  
3/24/16

PHASE  
CONSTRUCTION  
DOCUMENTS

PROJECT  
JLG 15069

SHEET  
**A301**  
EXTERIOR ELEVATIONS





**Grand Forks**  
124 North Third Street  
Grand Forks, ND 58203  
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#### SHEET MATERIAL ID LIST

MATERIAL ID	SPEC SECTION & DESCRIPTION
BRICK-1	04 2000 - FACE BRICK
COMP PNL-10	07 4243 - CEMENT COMPOSITE WALL PANELS
MET FAB-50	05 5913 - METAL BALCONIES
SIDING-15	07 4646 - FIBER CEMENT VERTICAL SIDING
SMF-1	07 6200 - PREFINISHED GALVANIZED STEEL FLASHING

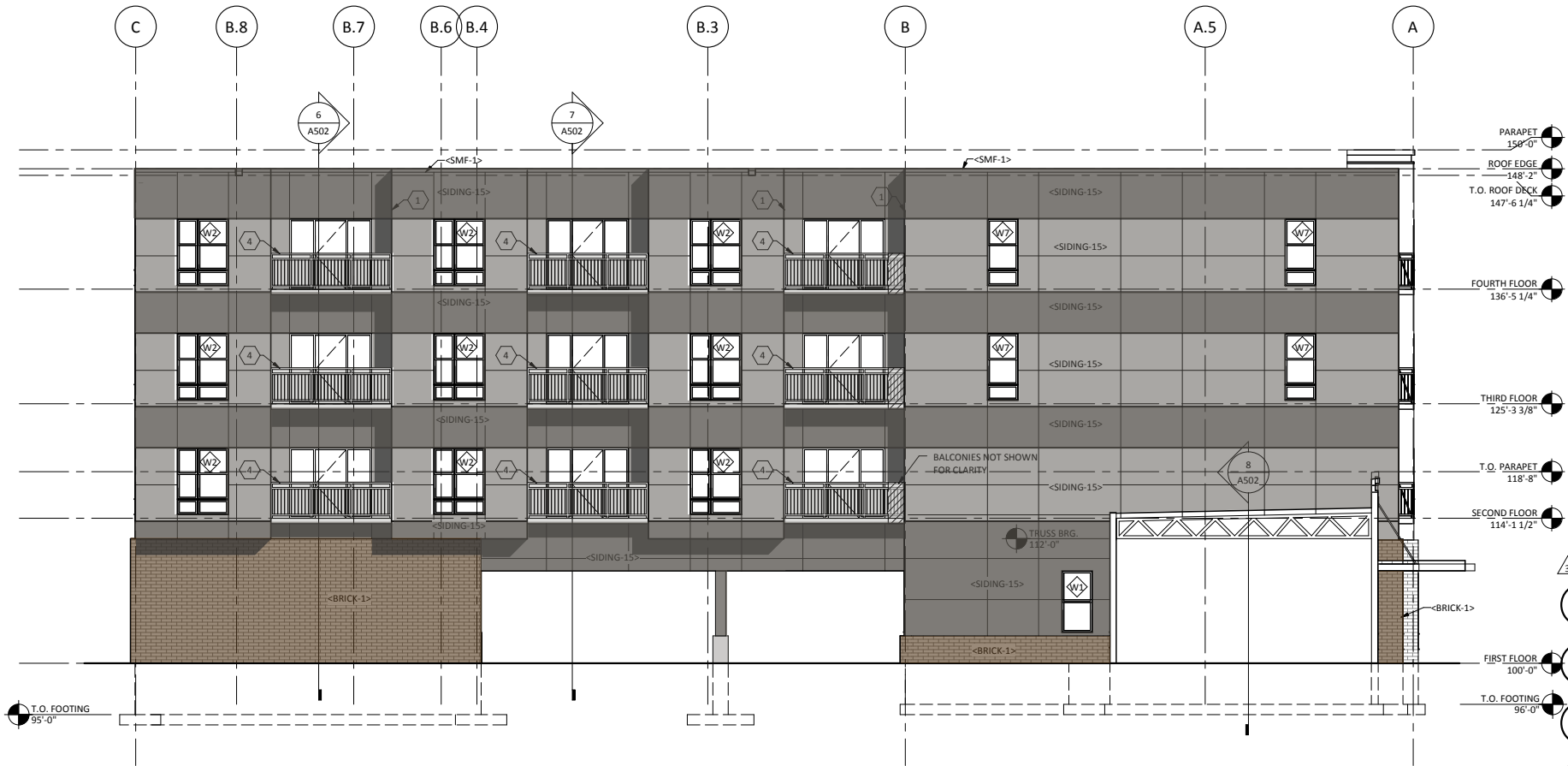
#### EXTERIOR ELEVATION KEYNOTES

1	CORNER TRIM - SEE DETAIL 5/A301
2	BALCONY TYPE 'A'
3	BALCONY TYPE 'B'
4	BALCONY TYPE 'C'
5	1X3 FIBER CEMENT TRIM, ALL SIDES - SEE DETAIL 6/A301

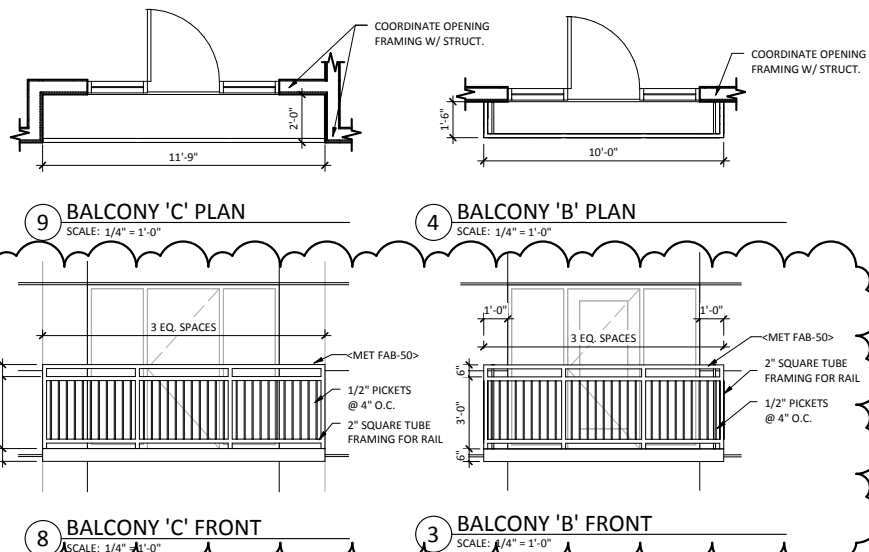
No.	Description	Date
1	ADD#1	04.12.2016
3	ASI #1	06.14.2016



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



100 West Main Limited Partnership  
**100 WEST MAIN**  
Bismarck, North Dakota

DATE  
3/24/16

PHASE  
CONSTRUCTION  
DOCUMENTS

PROJECT  
JLG 15069

SHEET  
**A302**  
EXTERIOR ELEVATIONS

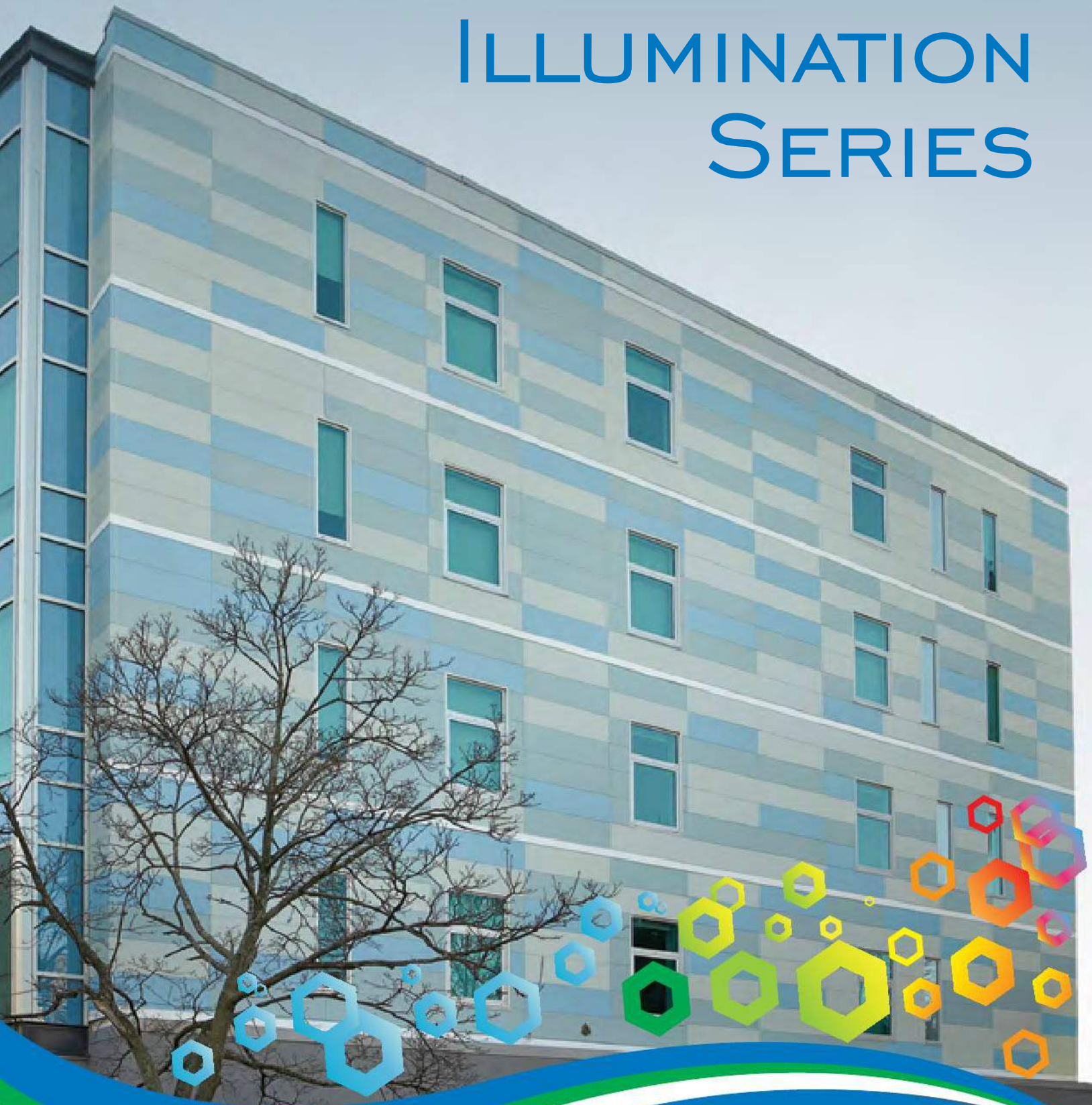




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ROGER E KLUCK, PE REGISTRATION NUMBER 3221 ON  
3/24/2016, AND THE ORIGINAL STORED AT EAPC MINOT, ND



# ILLUMINATION SERIES



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fiber cement



# The Illumination



Sleek, bold, vibrant. These are the words industry professionals are using to describe Nichiha's Illumination Series line of fiber cement panels. Its smooth satin finish, easy installation and a virtually limitless color pallet give you a degree of design freedom that most cladding products simply can't match; at a price your budget can always accommodate. Delivering sleek sophistication comes naturally for Illumination Series. But don't let the pretty face fool you. There's more than meets the eye.

Its fiber-cement construction is backed by Nichiha's 50-year warranty.<sup>1</sup> And when compared to traditional aluminum composite and phenolic panels, it delivers significantly more bang for far fewer bucks. Illumination Series panels add a splash of color and style to a wide array of projects: **National franchises - Schools - Healthcare - Retail - Hospitality**

# I L L U M

<sup>1</sup> See Nichiha warranties for detailed information on terms, conditions and limitations.



n Series delivers

Sleek Sophistication with ease



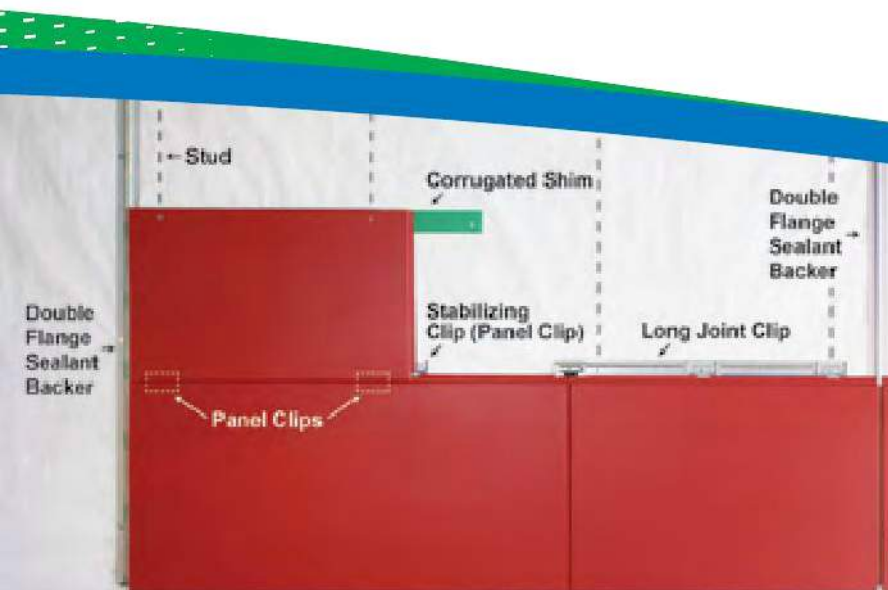
MINATION SERIES





## ILLUMINATION SERIES

PROFILE	LARGE 18" x 6' WITHOUT SCORE SMALL 18" x 6' WITH SCORE
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455MM [H] x 1,818MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	37.9
WEIGHT (LBS. PER SQ. FT.)	4.2
COVERAGE (SQ. FT. PER PANEL)	9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER RUNDLE)	2 (18 SQ. FT.)



Our panels install 9 square feet at a time, require no special tools and easily accommodate all kinds of trim options. Know what else is cool about Illumination Series panels? They are finished here in the USA and LEED™ credits are available under credits MR4.1, MR4.2 and IEQ4.6 under LEED™ for Schools. Now contains 40% of recycled content that can count toward LEED™ credit.



# Sleek. Bold. Vibrant.



Silica Dust Warning: NICHHA products may contain some amounts of crystalline silica [a.k.a. sand, silicon dioxide], which is a naturally occurring mineral. The amount will vary from product to product. Inhalation of crystalline silica into the lungs and repeated exposure to silica can cause health disorders, such as silicosis, lung cancer, or death depending upon various factors. To be conservative, Nichiha recommends that whenever cutting, sawing, sanding, sniping or abrading the product, users observe the Safety Instructions above. For further information or questions, please consult the MSDS, your employer, or visit [www.osha.gov/SLTC/silicacrystalline/index.html](http://www.osha.gov/SLTC/silicacrystalline/index.html) and [www.cdc.gov/niosh/topics/silica](http://www.cdc.gov/niosh/topics/silica). The MSDS for Nichiha products are available at [www.nichiha.com](http://www.nichiha.com), at your local Nichiha dealer or through Nichiha directly at 1.866.424.4421. FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND OTHER INSTRUCTION MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

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NICHIHA.COM







# Hardie® Reveal® Panel System

## Embody a modern aesthetic

Get the look you are after with the solution that offers design flexibility. The Hardie® Reveal® Panel system can be utilized to create an effective modern, durable, panelized look.

A system of components specifically developed for multi-family and light commercial construction. If your project calls for a panelized look — the Hardie Reveal Panel system offers the design flexibility you need.

Beginning with a commercial grade panel developed for multi-family and light commercial applications, the Hardie Reveal Panel system is a complete solution for creating a panelized look. Eliminate the guesswork in creating this look with the Hardie Reveal Panel system, with all parts including panels and trims supplied by James Hardie. Check for availability and call us to request a James Hardie Preferred Installer when specifying the Hardie Reveal Panel system.



**For details about technical  
information and specs, visit  
[JamesHardieCommercial.com](https://www.JamesHardieCommercial.com)**





# Hardie® Reveal® Panel System

## Design Freedom

- Horizontal or vertical application
- 7/16" thick, commercial grade panels
- Cleaner look with fewer fasteners (approximately 14-21 per 4' x 8' panel)
- Standard panel size is nominal 4' x 8' and can be cut on-site to desired size
- Panels available with ColorPlus® Technology
- Panels can be cut on-site to desired size

## Unique Aesthetic

- Sharp express joint look with deep shadow lines
- Smooth panel look with exposed fasteners
- Trims and fasteners can be field painted or left with a metal finish
- Off-stud jointing solution provides design flexibility

## Proven James Hardie Durability

- Engineered for Climate® to stand up to the demands of your project's specific climate
- Commercial panel developed specifically for use in multi-family, mixed use, senior living and light commercial facilities
- Ventilated rain screen assembly incorporates best practices for moisture management
- Proven performance with James Hardie fiber cement panels coupled with durable aluminum trims

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**For details about technical information and specs, visit**  
**JamesHardieCommercial.com**








## Hardie® Reveal® Panel System



**JamesHardie**  
Commercial

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BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/2002	12/17/02	1/2/2003	\$77,000	\$44,366	\$150,000	\$18,095	\$5,650	12/1/2003	\$66,397.00	\$207,800	0
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	1/6/2003	01/07/03	2/26/2003	\$444,200	\$300,000	\$540,000	\$32,023	\$7,500	1/31/2007	\$284,195.00	\$914,400	0
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	2/7/2003	02/11/03	4/21/2003	\$500	\$600,000	\$500,000	\$61,000	\$2,500	12/31/2007	\$618,111.00	\$1,340,200	0
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	7/14/2003	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	\$609	12/1/2003	N/A	N/A	2
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	10/7/2003	10/14/03	10/16/2003	\$43,300	\$5,000	\$77,500	\$5,550	\$2,000	10/17/2003	N/A	\$109,800	2
006-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/2003	11/15/03	11/21/2003	\$49,900	\$125,000	\$120,000	\$15,500	\$25,000	1/26/2005	\$129,333.00	\$137,900	1
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/2003	11/25/03	12/3/2003	\$371,200	\$601,600	\$1,455,000	\$186,375	\$8,200	1/19/2005	\$734,707.00	\$2,306,400	0
008-B	Northland Financial	207 East Front Avenue	Lease	11/19/2003	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	\$116,000	9/16/2004	N/A	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/2003	11/25/03	12/3/2003	\$142,300	\$329,150	\$840,000	\$107,600	\$3,000	1/20/2005	\$378,013.00	\$638,300	20
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/2003	12/16/03	12/29/2003	\$2,508,200	\$2,256,624	\$4,408,200	\$550,000	\$1,248,000	10/26/2005	\$2,400,776.00	\$4,959,900	7.5
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	3/3/2004	03/23/04	3/29/2004	\$151,300	\$298,840	\$420,000	\$52,795	\$2,700	6/30/2005	\$409,846.00	\$569,700	3
012-B	Mark Gartner	302 East Thayer Avenue	Rehab	5/25/2004	05/25/04	6/4/2004	\$49,900	\$85,000	\$125,000	\$15,715	\$4,700	12/6/2005	\$103,455.00	\$150,200	2.5
013-B	AW Enterprises	216 North 2nd Street	Rehab	8/10/2004	08/10/04	8/18/2004	\$173,500	\$208,814	\$275,000	\$34,573	\$12,500	6/22/2005	\$263,473.00	\$329,900	1
014-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	2/7/2005	02/08/05	2/16/2005	\$176,000	\$69,550	\$182,500	\$21,470	\$1,750	12/26/2007	\$70,002.00	\$255,300	0
015-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/2004	12/14/04	2/16/2005	\$500,000	\$750,000	\$900,000	\$113,500	\$15,000	9/15/2006	\$698,396.00	\$773,900	6
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	3/2/2005	03/08/05	3/22/2005	N/A	\$128,000	N/A	N/A	\$3,500	8/24/2005	N/A	N/A	8
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	9/20/2004	03/08/05	3/22/2005	\$20,100	\$200,000	\$200,000	\$25,000	\$4,000	7/30/2005	\$191,897.54	\$216,600	6
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	8/25/2005	09/13/05	9/21/2005	\$410,400	\$168,000	\$450,000	\$58,500	\$10,500	7/1/2006	\$298,372.00	\$470,700	0
020-B	American Bank Center	320 North 4th Street	Rehab	9/21/2005	09/27/05	10/4/2005	\$809,500	\$3,100,000	\$2,000,000	\$258,760	\$250,000	8/1/2009	\$2,301,478.00	\$2,361,500	10
021-B	Foot Care Associates PC	310 South 5th Street	Lease	1/12/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$1,000	4/1/2006	N/A	N/A	3.5
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	1/12/2006	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	\$10,500	3/13/2006	N/A	N/A	12
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	1/12/2006	02/14/06	2/16/2006	\$312,700	\$190,900	\$345,000	\$44,840	\$4,500	12/1/2006	\$227,295.00	\$192,400	0
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	1/12/2006	02/14/06	2/16/2006	N/A	\$215,223	\$250,000	\$32,500	\$4,100	12/1/2006	\$233,855.00	\$398,700	0
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	1/12/2006	02/14/06	2/16/2006	\$247,000	\$71,612	\$320,000	\$41,600	\$1,000	12/27/2007	\$91,672.00	\$288,500	0
026-B	River Q, LLC	312 South 3rd Street	Lease	4/13/2006	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	\$25,000	12/4/2006	N/A	N/A	21
027-B	Gem Group LLC	412 East Main Avenue	Rehab	5/23/2006	05/23/06	5/30/2006	\$47,800	\$40,000	\$75,000	\$5,990	\$6,500	10/20/2006	\$50,292.00	\$71,600	0
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	5/23/2006	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	\$10,500	7/1/2006	N/A	N/A	4
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	7/24/2006	07/25/06	8/2/2006	N/A	\$100,000	N/A	N/A	\$172,000	9/14/2006	N/A	N/A	6
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/9/2006	10/10/06	12/5/2006	N/A	\$3,020,590	\$3,200,000	\$370,000	\$15,000	12/17/2007	\$2,370,152.00	\$2,518,500	0
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	2/5/2007	02/13/07	2/20/2007	\$1,095,900	\$250,000	\$1,400,000	\$60,000	\$25,000	1/30/2008	\$407,003.00	\$1,298,000	0
032-B	American Legal Services PC	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	5
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	4/2/2007	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	\$10,000	8/1/2007	N/A	N/A	1
034-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$60,000	7/1/2007	N/A	N/A	9
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	5/14/2007	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	\$12,500	7/1/2007	N/A	N/A	2
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$35,000	8/1/2007	N/A	N/A	2
039-B	Westgard Financial Services	501 East Main Avenue	Lease	6/20/2007	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	\$30,000	8/1/2007	N/A	N/A	1
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	9/4/2007	09/11/07	10/30/2007	\$166,800	\$137,500	\$300,000	\$21,000	\$5,400	5/21/2008	\$142,050.00	\$352,800	4
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/2007	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	\$530,000	6/12/2008	N/A	N/A	4
044-B	Rick & Theresa Keimele	413 East Broadway	Rehab	11/14/2007	12/18/07	1/11/2008	\$184,400	\$136,836	\$263,500	\$28,000	\$28,000	10/1/2008	\$176,955.00	\$281,700	1
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/5/2007	12/18/07	1/22/2008	\$803,100	\$238,000	\$1,047,600	\$25,000	\$25,000	1/29/2009	\$167,893.97	\$973,200	0
046-B	Westley's Inc.	423 East Broadway	Lease	2/21/2008	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	\$28,000	7/14/2008	N/A	N/A	1
047-B	Depot Associates	401 East Main Avenue	Rehab	4/18/2008	05/13/08	5/28/2008	\$372,300	\$200,000	\$600,000	\$50,000	\$5,000	7/1/2009	\$243,344.00	\$516,200	0
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	4/18/2008	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	\$150,000	6/27/2008	N/A	N/A	3



BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

State ID	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE
049-B	T. Casey Cashman	523 North 1st Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$103,100	\$25,000	\$130,000	\$10,000	\$5,000	12/15/2008	\$23,375.41	\$111,600	0
050-B	Starion Financial	333 North 4th Street	Rehab	5/12/2008	05/27/08	6/12/2008	\$1,154,600	\$2,500,000	\$2,654,600	\$270,000	\$550,000	12/1/2509	\$3,193,260.00	\$2,453,200	25
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/8/2008	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	\$15,000	4/1/2009	N/A	N/A	2
053-B	CIG Investments, LLP	408 East Main Avenue	Rehab	3/11/2009	03/24/09	4/21/2009	\$80,700	\$258,720	\$420,000	\$22,030	\$20,975	10/21/2009	\$199,620.00	\$1,195,000	0
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	5/13/2009	05/26/09	6/3/2009	\$576,100	\$2,145,500	\$1,900,000	\$68,000	\$485,000	1/20/2011	\$1,335,670.00	\$1,482,400	0
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$30,000	10/1/2009	N/A	N/A	46
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$153,665	10/15/2009	N/A	N/A	3
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	6/10/2009	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	\$50,000	9/5/2009	N/A	N/A	1
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	6/10/2009	06/23/09	6/25/2009	\$231,100	\$245,284	\$350,000	\$30,000	\$15,000	11/1/2010	\$246,603.00	\$475,200	0
060-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/2009	10/27/09	11/25/2009	\$437,680	\$727,000	\$843,500	\$54,080	\$843,500	6/17/2010	\$620,109.00	\$975,800	0
061-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1.5
062-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1
063-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	1
064-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	\$192,500	6/21/2010	N/A	N/A	0.5
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	\$180,000	N/A	N/A	\$17,000	7/16/2010	\$295,896.00	N/A	4
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	\$1,251,000	\$1,136,650	\$1,818,000	\$125,287	\$0	9/8/2010	\$837,783.00	\$1,794,800	0
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	\$294,400	\$120,000	\$437,000	\$25,000	\$2,500	10/25/2010	\$161,746.00	\$460,600	0
069-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	\$75,000	N/A	N/A	\$8,000	7/13/2010	\$140,000.00	N/A	14
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	\$8,000	3/11/2010	N/A	N/A	1
071-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	\$4,000	11/1/2010	N/A	N/A	4
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	\$12,000	12/1/2010	N/A	N/A	10
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	\$300,000	N/A	N/A	\$55,000	10/24/2011	N/A	N/A	8
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	\$106,000	2/1/2011	N/A	N/A	3
075-B	American Bank Center	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	\$3,500,00	\$3,500,00	\$15,500	\$15,000	10/15/2012	\$3,046,296.43	\$2,705,100	10
076-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	\$60,000	N/A	N/A	\$7,500	2/21/2011	N/A	N/A	3.5
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	\$68,200	\$20,000	\$120,000	\$5,500	\$2,500	8/24/2011	\$45,433.00	\$96,600	0
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	\$450,000	\$27,000,000	\$23,500,000	\$1,869,310	\$15,000	2/1/2015	\$23,947,483.00	N/A	0
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	7/12/2011	7/26/2011	8/10/2011	\$243,500	\$3,100,000	\$3,000,000	\$238,635	\$15,439	1/15/2014	\$3,535,146.00	N/A	0
082-B	Daymark, LLC	521 East Main Avenue	Lease	7/12/2011	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	\$80,000	11/7/2013	N/A	N/A	4
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	2/21/2012	2/28/2012	3/12/2012	\$113,500	\$350,000	\$265,000	\$20,750	\$75,000	11/15/2012	N/A	N/A	25
084-B	Broadway Centre, LLC	100 West Broadway	Lease	2/21/2012	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	\$10,000	7/31/2014	N/A	N/A	35
085-B	Pine Properties, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1
086-B	Pine Investment Compay, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$351,020	7/31/2014	N/A	N/A	1
087-B	Pine Enterprises, LLC	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$0	7/31/2014	N/A	N/A	1
088-B	Pine Petroleum, Inc.	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$509,880	7/31/2014	N/A	N/A	1
089-B	Pine Oil Company	100 West Broadway	Lease	2/21/2012	3/27/2012	5/14/2012	N/A	N/A	N/A	N/A	\$16,485	7/31/2014	N/A	N/A	1
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	7/17/2012	7/24/2012	7/26/2012	\$117,800	\$89,000	\$197,000	\$24,430	\$600	2/7/2013	\$95,402.00	\$117,800	0
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	7/17/2012	7/24/2012	7/26/2012	N/A	N/A	N/A	N/A	\$12,400	2/7/2013	N/A	N/A	1
093-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	8/21/2012	8/28/2012	8/29/2012	N/A	N/A	N/A	N/A	\$10,000	9/1/2012	N/A	N/A	3
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	11/20/2012	11/27/2012	1/9/2013	N/A	N/A	N/A	N/A	\$45,000	1/1/2015	N/A	N/A	10
096-B	Faass Lavida, LLC	510 East Main Avenue	Lease	1/15/2013	1/22/2013	2/21/2013	N/A	N/A	N/A	N/A	\$96,000	9/1/2013	N/A	N/A	10
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	6/18/2013	6/25/2013	6/27/2013	N/A	N/A	N/A	N/A	\$40,000	10/1/2013	\$73,514.00	N/A	2
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	6/18/2013	6/25/2013	6/27/2013	\$41,300	\$72,421	\$90,000	\$5,500	\$2,940	12/20/2013	\$93,607.06	\$41,300	0
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	8/20/2013	8/27/2013	1/14/2014	N/A	\$55,000	N/A	N/A	\$45,000	5/16/2014	N/A	N/A	2
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	9/17/2013	9/24/2013	9/25/2013	\$212,400	\$490,051	\$550,000	\$30,000	\$40,000	6/14/2014	\$412,637.29	\$212,400	0



BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS															
State ID	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2015 Building Market Value	Jobs Created FTE
102-B	Fireflour, LLC	111 North 5th Street	Lease	9/17/2013	9/24/2013	9/25/2013	N/A	\$28,500	N/A	N/A	\$20,000	10/23/2013	\$35,814.00	N/A	1
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	3/18/2014	3/26/2014	4/2/2014	N/A	\$300,000	N/A	N/A	\$10,000	12/10/2014	N/A	N/A	5
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	\$248,000	N/A	N/A	\$15,000	12/12/2004	N/A	N/A	3
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	4/15/2014	4/22/2014	5/29/2014	N/A	\$558,403	N/A	N/A	\$20,000	12/4/2014	N/A	N/A	15
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	5/20/2014	5/27/2014	5/28/2014	N/A	N/A	N/A	N/A	\$40,000	6/15/2014	N/A	N/A	30
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	10/22/2014	10/28/2014	11/6/2014	N/A	\$17,100	N/A	N/A	\$5,000	1/1/2015	\$20,365.00	N/A	1
109-B	William F. Cleary	100 West Broadway Avenue	Primary Residential	11/18/2014	11/25/2014	12/15/2014	N/A	N/A	N/A	\$25,000	\$25,000	12/17/2014	N/A	N/A	0
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/Major	1/20/2015	1/27/2015	3/8/2015	\$190,300	\$246,035	\$400,000	\$25,000	\$0	8/22/2014	\$258,513.00	\$310,200	0
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	3/17/2015	3/24/2015	4/20/2015	N/A	\$28,000	N/A	N/A	\$11,000	6/30/2015	N/A	N/A	
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	6/3/2015	N/A	N/A	N/A	\$25,000	\$10,000	6/10/2015	N/A	N/A	0
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	4/30/2015	5/12/2015	7/20/2015	N/A	\$25,000	N/A	N/A	\$5,000	7/23/2015	N/A	N/A	2
115-B	Rick and Lori Lee	100 West Broadway Avenue	Primary Residential	5/19/2015	5/26/2015	6/30/2015	N/A	N/A	N/A	\$24,000	\$30,000	7/1/2015	N/A	N/A	0
116-B	Kevin D. Reisenauer	100 West Broadway Avenue	Primary Residential	4/30/2015	5/12/2015	8/11/2015	N/A	N/A	N/A	\$25,000	\$5,000	8/11/2015	N/A	N/A	0



**CORE Incentive Grant Program**

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01-07	Red Wing Shoes	529 East Broadway Avenue	Signage	05/14/07	05/22/07		\$8,199.34	\$3,000.00	11/19/07			\$3,000.00		\$3,000.00
02-07	LeRoy Walker	118 North 5th Street	Subsurface Infill	05/14/07	05/22/07		\$3,300.00	\$2,800.00	05/30/07	\$2,800.00				\$2,800.00
03-07	LeRoy Walker	118 North 5th Street	Technical Assistance	07/17/07	08/14/07		\$1,015.00	\$1,575.00	09/17/07		\$771.38			\$771.38
04-07	Janet Pinks	207 East Avenue B	Housing Incentive	07/17/07	08/14/07		\$23,874.00	\$5,000.00					\$4,439.60	\$4,439.60
			Technical Assistance	07/17/07	08/14/07		\$2,100.00	\$1,575.00	01/29/08		\$1,055.62			\$1,055.62
			Housing Incentive	03/11/09	03/24/09		\$90,487.14	\$13,657.83	02/28/09				\$13,657.83	\$13,657.83
05-07	Kevin Horneman	408 East Main Avenue	Technical Assistance	07/17/07	08/14/07		\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
06-07	Kevin Horneman	410 East Main Avenue	Technical Assistance	07/17/07	08/14/07		\$2,100.00	\$1,575.00	01/23/08		\$1,575.00			\$1,575.00
07-07	Greg Bavendick	301 East Broadway Avenue	Technical Assistance	08/27/07	09/11/07	WITHDRAWN		\$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
08-07	Pride Wilton Inc.	112 North 5th Street	Façade	08/27/07	09/11/07		\$44,197.00	\$22,098.50	11/29/07			\$22,098.50		\$22,098.50
09-07	Brady, Martz & Associates, PC	207 East Broadway Avenue	Signage	08/27/07	09/11/07		\$6,112.00	\$3,056.00	03/05/08			\$3,056.00		\$3,056.00
10-07	LeRoy Walker	118 North 5th Street	Façade	08/27/07	09/11/07		\$21,664.27	\$12,500.00	06/17/08			\$10,832.14		\$10,832.14
11-07	Kevin Horneman	408 East Main Avenue	Façade	08/27/07	09/11/07		\$50,405.00	\$25,000.00	09/17/08			\$25,000.00		\$25,000.00
12-07	Michael Woods	410 East Main Avenue	Façade	08/27/07	09/11/07		\$71,500.00	\$25,000.00	12/22/08			\$25,000.00		\$25,000.00
13-07	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Housing Incentive	08/27/07	09/11/07		\$57,154.54	\$12,700.00	01/20/09				\$11,430.91	\$11,430.91
14-08	Turitto's Dry Cleaners	1131 East Main Avenue	Façade	04/18/08	05/13/08		\$5,256.00	\$2,628.00	10/01/08			\$2,628.00		\$2,628.00
15-08	Magic Photo Art	120 North 5th Street	Signage	05/12/08	05/27/08		\$5,170.15	\$2,735.08	09/30/08			\$2,735.08		\$2,735.08
16-08	Fowler Photography	120 North 5th Street	Signage	05/12/08	05/27/08		\$1,344.02	\$672.01	07/30/08			\$672.01		\$672.01
17-08	Mr. Delicious/Aaron Bank	307 North 3rd Street	Signage	06/23/08	07/08/08		\$10,415.00	\$3,000.00	01/30/09			\$3,000.00		\$3,000.00
18-08	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Technical Assistance	06/23/08	07/22/08	WITHDRAWN		WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
19-08	Robert Knutson Photography	405 East Sweet Avenue	Technical Assistance	07/09/08	07/22/08		\$2,310.00	\$1,575.00	12/17/08		\$1,575.00			\$1,575.00
20-08	The Window & Door Store	410 East Main Avenue	Signage	08/13/08	08/27/08		\$6,742.34	\$3,000.00	12/22/08			\$3,000.00		\$3,000.00
21-08	Tyre Mart	704 East Bowen Avenue	Signage	09/10/08	09/23/08		\$6,099.16	\$3,000.00	10/09/08			\$3,000.00		\$3,000.00
22-08	Robert Knutson Photography	405 East Sweet Avenue	Façade	11/12/08	11/25/08	WITHDRAWN		\$25,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
24-08	ACI/ND Bankers Association	122 East Main Avenue	Signage	11/12/08	11/25/08	WITHDRAWN		\$3,000.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
25-09	Magi-Touch Carpet & Furniture Inc.	800 East Sweet Avenue	Technical Assistance	02/11/09	02/24/09		\$4,200.00	\$1,575.00	09/22/09		\$1,575.00			\$1,575.00
26-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Façade	02/11/09	03/24/09		\$51,923.53	\$25,000.00	08/20/09			\$25,000.00		\$25,000.00



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27-09	Gosset Enterprises/Taco John's	320 South 3rd Street	Signage	02/11/09		03/24/09	\$8,840.00	\$3,000.00	08/20/09			\$3,000.00		\$3,000.00
28-09	Rolf Eggers	214 & 216 East Main Avenue	Façade	02/11/09		03/24/09	\$7,150.00	\$3,575.00	06/16/09			\$3,575.00		\$3,575.00
29-09	ADLOC Inc./Warren's Locks & Keys	214 East Main Avenue	Signage	02/11/08		03/24/09	\$1,215.00	\$607.50	05/04/09			\$532.50		\$532.50
30-09	A&B Pizza South	311 South 7th Street	Technical Assistance	4/8/2009		4/28/2009	WITHDRAWN	\$1,575.00	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
31-09	Broadway Floral of Hearts	411 East Broadway Avenue	Signage	5/13/2009		5/26/2009	\$4,845.49	\$2,422.95	07/09/09			\$2,422.95		\$2,422.95
32-09	Magi-Touch Carpet & Furniture, Inc.	800 East Sweet Avenue	Façade	5/13/2009		5/26/2009	\$347,150.00	\$25,000.00	07/20/11			\$25,000.00		\$25,000.00
33-09	DoCo Group	114 North 3rd Street	Technical Assistance	7/8/2009		WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN
34-09	Starion Financial	333 North 4th Street	Signage	10/14/2009		10/27/2009	\$10,860.00	\$3,000.00	12/28/09			\$3,000.00		\$3,000.00
35-09	SRSSM Partnership	122 East Broadway	Façade	11/12/2009		11/24/2009	\$72,238.00	\$20,000.00	07/13/10			\$20,000.00		\$20,000.00
36-09	SRSSM Partnership	122 East Broadway	Signage	11/12/2009		11/24/2009	\$6,537.00	\$3,000.00	07/13/10			\$3,000.00		\$3,000.00
37-10	J & J Property Management	115 North 4th Street	Technical Assistance	1/13/2010		1/26/2010	\$1,715.00	\$1,575.00	07/01/10		\$1,286.25			\$1,286.25
							\$4,607.50	\$3,675.00	07/01/10		\$3,455.25			\$3,455.25
38-10	Hedahls Inc.	100 East Broadway Avenue	Signage	1/13/2010		1/26/2010	\$7,800.00	\$3,000.00	04/29/10			\$3,000.00		\$3,000.00
39-13	Redland, LLC	123 North 4th Street	Subsurface Infill	12/18/2012		1/8/2013	\$196,262.00	\$196,262.00	09/30/13	\$203,232.25				\$203,232.25
40-13	Woodmansee's Inc.	114 North 4th Street	Signage	12/18/2012		1/8/2013	\$6,150.00	\$3,000.00	04/01/11			\$3,000.00		\$3,000.00
41-13	Blink Eyewear	234 West Broadway Avenue	Façade	1/15/2013		1/22/2013	\$21,521.00	\$10,760.50	05/02/13			\$10,760.50		\$10,760.50
42-13	Blink Eyewear	234 West Broadway Avenue	Signage	1/15/2013		1/22/2013	\$6,000.00	\$3,000.00	05/02/13			\$3,000.00		\$3,000.00
43-13	ELAD, LLC	119 North 4th Street	Technical Assistance	1/19/2013		02/26/13	\$3,300.00	\$2,475.00	07/26/13		\$2,475.00			\$2,475.00
44-13	Laughing Sun Brewery	107 North 5th Street	Signage	02/19/13		02/26/13	\$6,600.00	\$3,000.00	04/26/13			\$3,000.00		\$3,000.00
45-13	NodMor, LLC	317/319 South Mandan Street	Technical Assistance	3/19/2013		03/26/13		\$8,250.00						
46-13	One Source Lighting, LLC	122 North Mandan Street	Technical Assistance	4/17/2023		04/23/13	\$1,900.00	\$2,475.00	12/10/13		\$1,475.00			\$1,475.00
47-13	Kadlec Enterprises, LLC	307 North 3rd Street	Technical Assistance	8/20/2013		8/27/2013	\$7,611.25	\$2,475.00	9/4/2013		\$2,475.00			\$2,475.00
48-13	InVision Properties, LLP	815 East Main Avenue	Façade	11/19/2013		11/26/2013	\$123,721.35	\$25,000.00	9/1/2013			\$25,000.00		\$25,000.00
			Signage				\$10,459.82	\$3,000.00	9/1/2013			\$3,000.00		\$3,000.00
49-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Technical Assistance	1/22/2014		1/28/2014	\$4,200.00	\$2,475.00	03/06/2014		\$2,475.00			\$2,475.00
50-14	Laughing Sun Brewing Company, LLC	122 North Mandan Street	Technical Assistance	4/15/2014		4/22/2014	\$3,300.00	\$2,475.00	10/23/2014		\$2,475.00			\$2,475.00
							\$6,270.00	\$5,775.00			\$4,702.50			\$4,702.50
51-14	Electronic Building Company	212 West Main Avenue	Technical Assistance	4/15/2014		4/22/2014	\$5,632.00	\$2,475.00	3/24/2015		\$2,475.00			\$2,475.00
52-14	Pressdough of Bismarck, LLC	304 East Front Avenue	Façade	7/15/2014		8/12/2014	\$55,934.85	\$60,000.00	12/16/2014			\$27,967.42		\$27,967.42
53-14	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	8/21/2014		8/28/2014	\$3,300.00	\$2,475.00	WITHDRAWN		WITHDRAWN			WITHDRAWN



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							\$6,270.00	\$5,775.00	WITHDRAWN		WITHDRAWN			WITHDRAWN
54-14	Jim Barnhardt	223 East Main Avenue	Technical Assistance	8/19/2014	8/26/2014		\$17,037.24	\$2,475.00	4/25/2014		\$2,475.00			\$2,475.00
								\$5,775.00			\$5,775.00			\$5,775.00
55-14	Jim Barnhardt	223 East Main Avenue	Façade	11/18/2014	11/25/2014		\$55,325.00	\$60,000.00	2/3/2016			\$60,000.00		\$60,000.00
56-15	Electronic Building Company	212 West Main Avenue	Façade	3/17/2015	3/24/2015		\$33,858.00	\$16,929.00	4/18/2016			\$16,929.00		\$16,929.00
57-15	NodMor, LLC	120 North 4th Street	Technical Assistance	3/17/2015	3/24/2015			\$2,475.00						
								\$5,775.00						
58-15	Property 303, LLC	303 North 4th Street	Technical Assistance	4/30/2015	5/15/2015			\$2,475.00						
								\$5,775.00						
59-15	Feil Orthodontics	416 North 6th Street	Technical Assistance	5/19/2015	5/26/2015			\$2,475.00						
								\$5,775.00						
60-15	Kadlec Enterprises, LLC	309 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015			\$2,475.00						
								\$5,775.00						
61-15	114 on 3rd, LLC	114 North 3rd Street	Technical Assistance	7/1/2015	7/8/2015			\$2,475.00						
								\$5,775.00						
62-15	Los Lunas Mexican Restaurant	109 North Mandan Street	Façade	12/15/2015	N/A		N/A	DENIED	12/15/2015			DENIED		DENIED
63-15	Triple J Properties, LLC	710 East Bowen Avenue	Technical Assistance	1/19/2016	1/26/2016			\$2,475.00						
64-16	Vold Tire Company, LLC	214/216 East Main Avenue	Technical Assistance	1/19/2016	1/26/2016			\$2,475.00						
								\$5,775.00						
	<b>Totals</b>						<b>\$1,525,278.99</b>	<b>\$725,379.37</b>		<b>\$206,032.25</b>	<b>\$39,671.00</b>	<b>\$345,209.10</b>	<b>\$29,528.34</b>	<b>\$620,440.69</b>